MINUTES - REGULAR MEETING
SANTA MARIA CITY COUNCIL

CITY HALL COUNCIL CHAMBERS
SANTA MARIA, CALIFORNIA

MAY 3, 2016

INVOCATION:
Jim Larrabee of First Christian Church, gave the Invocation.

PLEDGE OF ALLEGIANCE TO THE FLAG:
Councilmember Orach led the Pledge of Allegiance.

CALL TO ORDER:
Mayor Patino called the meeting to order at 6:30 p.m.

ROLL CALL:
MEMBERS PRESENT
Councilmembers Boysen, Orach, Waterfield, and Mayor Patino.

Councilmember Zuniga was absent.

STAFF MEMBERS PRESENT
City Manager Haydon, City Attorney Trujillo, Director of Community Development Appel, City Librarian Housel, Interim Deputy Fire Chief Jones, Police Chief Martin, Director of Recreation & Parks Posada, Utilities Director Springer, Project Manager Sweet, Director of Administrative Services Visé, and Chief Deputy City Clerk Garietz.

1. PROCLAMATIONS/COMMENDATIONS/PRESENTATIONS:

A. PROCLAMATION – WATER AWARENESS MONTH
Councilmember Orach presented a Proclamation in recognition of Water Awareness Month. Water Conservation Specialist, Myra Ritchie, accepted the Proclamation.

B. PRESENTATION - WATER AWARENESS SCHOOL POSTER CONTEST WINNERS.
Water Conservation Specialist Ritchie presented awards to the winners of the Water Awareness Month Poster Contest: 1st place, Valeria Pinon from Robert Bruce Elementary School; 2nd place, Anthony Lopez from Alvin Elementary School; 3rd place, Valeria Castro from Robert Bruce Elementary School; and Honorable Mention, Noemi Rincon from Ontiveros Elementary School.

C. PROCLAMATION – NATIONAL BIKE MONTH
Councilmember Boysen presented a Proclamation recognizing May 2016 as "National Bike Month" in the City of Santa Maria. The Proclamation was accepted by Ken Dally, President of Tailwinds Bicycle Club.

D. PROCLAMATION – COMPOST AWARENESS WEEK
Councilmember Waterfield presented a Proclamation declaring May 1-7, 2016, as "Compost Awareness Week" in the City of Santa Maria, in recognition of the efforts of the composting councils, extension agents, householders, landscapers, farmers, recyclers, public workers, composters, gardeners, and plant growers everywhere. The Proclamation was accepted by Bob Engel of Engel & Gray, Inc. Mr. Engel presented each Councilmember with a gift of a potted plant.

E. PROCLAMATION – GO RODEO DAYS
Mayor Patino presented a Proclamation declaring May 1 – June 5, 2016, as "Go Rodeo Days" in the City of Santa Maria. and encouraging all residents to enter into the rodeo spirit by wearing western apparel. The Proclamation was accepted by Phil Harwick, Santa Maria Elks Recreation – President.

F. PROCLAMATION – DAY OF PRAYER
Councilmember Boysen presented a Proclamation declaring May 5, 2016, as "Day of Prayer" in the City of Santa Maria, and encouraging people of all faiths to participate in Day of Prayer according to their own traditions. Kathy Staples accepted the Proclamation and invited everyone to join in the Day of Prayer luncheon on May 5th at 11:00 a.m. at the Santa Maria Fairgrounds and various other activities during the week.

G. PROCLAMATION – NATIONAL POLICE WEEK AND PEACE OFFICERS' MEMORIAL DAY
Councilmember Waterfield presented a Proclamation declaring May 8-14, 2016, as "National Police Week" and Wednesday, May 11, 2016, as "Peace Officers' Memorial Day" in the City of Santa Maria, and encouraging all residents to remember those individuals who gave their lives for our safety and express our appreciation to those who continue to dedicate themselves to making Santa Maria a safer place in which to live. The Proclamation was accepted by Sgt. Todd Logan and Officer Ricky Arias who invited the public to the Memorial Event on May 11, 2016, at 10:30 a.m.

Police Chief Martin commented that several staff from the Police Department recently caravanned to a memorial in Sacramento on behalf of fallen officers in the State of California. He thanked the City Council for their continued support.

2. PUBLIC COMMENT PERIOD

Tara Presley, representing Unity in Community, invited everyone to the Annual Prayer Walk scheduled for Saturday, May 14th at 9:00 a.m. beginning at the top of the parking structure near the library, continuing down to Broadway, and concluding at the Fairpark.

Mike Cordero, representing Community Action Commission, spoke about the 2-1-1 Helpline and Communication Program and distributed statistics about the program. The majority of incoming calls have been for housing, mental health/addictions, and legal or consumer and public safety services. Mr. Cordero noted that the Cities of Santa Barbara and Santa Maria had about the same number of incoming calls in 2015.

Bob Engel, representing Santa Maria Valley Beautiful, announced the judging process has begun for the determination of the Annual Santa Maria Valley Beautiful Awards.

3. CONSENT CALENDAR:

City Manager Haydon asked that Item 3K, Resolution No. 2016-48 (Setting the Public Hearing date for Landscape Maintenance Districts) be amended to correct the public hearing date to reflect June 21, 2016, instead of July 5, 2016.

Consent Calendar Items 3A through 3L, as amended, were approved on motion by Councilmember Boysen, seconded by Councilmember Orach, and carried on the following vote: 4-0-1

AYES: Councilmembers Boysen, Orach, Waterfield, and Mayor Patino
NOES: None
ABSENT: Councilmember Zuniga
ABSTAIN: None

A. ORDINANCES

The reading in full of all ordinances and resolutions was waived. Ordinances on the Consent Calendar were adopted by the same vote cast at the first reading unless City Council indicated otherwise.

B. MINUTES

The Minutes of the regular Meeting of the City Council of April 19, 2016, were approved as submitted.

C. PERFORMANCE BASED PAY PROGRAM

The City Council adopted Resolution No. 2016-42 approving an update to the City's Performance Based Pay Program.

Resolution No. 2016-42 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING AN UPDATE TO THE CITY'S PERFORMANCE BASED PAY PROGRAM.

D. WARRANTS

Warrant Nos. 199866 to 200148 totaling $1,741,970.18 were ordered ratified subject to having been certified as being in conformity with the budget and having been approved for payment by the Director of Administrative Services. Warrant Nos. 192663, 193910, 194741, 198837, and 199796 were cancelled.

E. PAYROLL

Payment of payroll was ordered ratified subject to having been certified by the proper Department Heads, as shown on records on file in the Department of Administrative Services and having been approved for payment by the Director of Administrative Services.

F. ENOS RANCHOS SUBDIVISION IMPROVEMENT AGREEMENT

The City Council adopted Resolution No. 2016-35 approving the Final Map and Subdivision Improvement Agreement for Enos Ranchos, Tract 6000.

Resolution No. 2016-35 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING THE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR ENOS RANCHOS, TRACT 6000.

G. NO-STOPPING ZONE ON NORTH BENWILEY AVENUE
Resolution No. 2016-43 was adopted establishing no-stopping zones along the easterly right-of-way of North Benwiley Avenue.

Resolution No. 2016-43 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, ESTABLISHING NO-STOPPING ZONES ON NORTH BENWILEY AVENUE PURSUANT TO SECTION 7-5.16 OF THE SANTA MARIA MUNICIPAL CODE.

H. NO-STOPPING ZONE ON SOUTH AIRPARK DRIVE
Resolution No. 2016-44 was adopted establishing no-stopping zones at the intersection of West Fairway Drive and South Airpark Drive.

Resolution No. 2016-44 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, ESTABLISHING NO-STOPPING ZONES ON SOUTH AIRPARK DRIVE PURSUANT TO SECTION 7-5.16 OF THE SANTA MARIA MUNICIPAL CODE.

I. STOWELL ROAD PEDESTRIAN IMPROVEMENTS AND COOPERATIVE AGREEMENT
The City Council adopted Resolution Nos. 2016-45 and 2016-46 approving the design exception for the Stowell Road pedestrian improvements at Entrada Way and authorizing the Director of Public Works/City Engineer to exercise discretionary authority to approve field changes to the design; and approving the Cooperative Agreement for Cycle 2 of the Measure "A" Bicycle, Pedestrian, and Safe Routes to School Programs.

Resolution No. 2016-45 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, PURSUANT TO SECTION 830.6 OF THE CALIFORNIA GOVERNMENT CODE, APPROVING THE DESIGN OF THE STOWELL ROAD AND ENTRADA WAY INTERSECTION AND AUTHORIZING THE DIRECTOR OF PUBLIC WORKS/CITY ENGINEER TO EXERCISE DISCRETIONARY AUTHORITY TO APPROVE FIELD CHANGES TO THE DESIGN.

Resolution No. 2016-46 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING THE MEASURE "A" PROJECT COOPERATIVE AGREEMENT TITLED "FOR PROJECTS AWARDED TO SANTA BARBARA COUNTY IN CYCLE 2 OF THE MEASURE A BICYCLE AND PEDESTRIAN AND SAFE ROUTES TO SCHOOL PROGRAMS."

J. NOTICE OF CONTRACT COMPLETION – PAUL NELSON POOL RENOVATION
The City Council approved a Notice of Contract Completion for Bid No. 2015/02, Paul Nelson Pool Renovation Project, and directed the Chief Deputy City Clerk to record the same.

K. LANDSCAPE MAINTENANCE DISTRICTS
Resolution No. 2016-47 was adopted approving the Engineer's Reports for Assessment Proceedings. Resolution No. 2016-48 was adopted, as amended correcting the date of the public hearing to June 21, 2016, declaring the intent to levy and collect the property tax assessments for each of the four Landscape Maintenance Districts and the 21 Special Benefit Zones, and setting a public hearing for June 21, 2016, to consider the proposed landscape assessments.

Resolution No. 2016-47 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING THE ENGINEER'S REPORTS FOR ASSESSMENT PROCEEDINGS.

Resolution No. 2016-48 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING THEREON FOR THE FOUR LANDSCAPE MAINTENANCE DISTRICTS AND 21 SPECIAL BENEFIT ZONES.

L. CITY/COUNTY PAYMENT PROGRAM RECYCLING FUNDING
Resolution No. 2016-49 was adopted authorizing the Director of Utilities to submit applications to the California Department of Resources Recycling and Recovery to receive eligible funding under its City/County Payment Program for beverage container recycling and litter cleanup activities.

Resolution No. 2016-49 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, AUTHORIZING THE DIRECTOR OF UTILITIES TO SUBMIT APPLICATIONS TO THE CALIFORNIA DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY ("CALRECYCLE") CITY/COUNTY PAYMENT PROGRAM FOR BEVERAGE CONTAINER RECYCLING AND LITTER CLEANUP.

4. GENERAL PLAN LAND USE MAP AMENDMENT AND ZONE CHANGE FOR PREISKER COMMERCIAL CENTER AT THE NORTHWEST CORNER OF NORTH BROADWAY AND PREISKER LANE. The City Council considered recommendations of the Planning Commission to adopt resolutions authorizing the filing of a Mitigated Negative Declaration for Preisker Commercial Center and amending the General Plan Land Use Policy Map designation of the 5.0 acres FROM FS (Freeway Service) TO CC (Community Commercial); and introduce an ordinance amending the Zoning Map for 5.0 acres FROM FS (Freeway Service) TO PD-f/C-2 (Planned Development/Freeway Tower/General Commercial) zoning district.

Community Development Director Appel gave a presentation as detailed in the Council Agenda Report. The project site is located at the corner of Preisker Lane and North Broadway at the southbound exit of Hwy 101. The access will be off Preisker Lane with approximately 80,000 square feet of development. Plans for the site include four multi-tenant retail spaces, a Wendy's restaurant and drive-thru, a 108-room Hampton Inn & Suites, and a sit-down restaurant.

A traffic study was done in November 2015. Impacts to the intersection of Preisker and Broadway are due primarily to existing traffic conditions. Signals at Broadway and some re-striping will be required. A site visit was conducted by staff and no rare endangered plants, animals, or habitats were found on site. Air quality and greenhouse gases were all below thresholds, but the Air Pollution Control District will still require standard mitigation measures for construction. On April 20, 2016, the Planning Commission considered the proposed project and unanimously adopted Resolutions Nos. 2684 and 2685 recommending that the City Council adopt the Mitigated Negative Declaration and amendments to the General Plan Land Use Policy Map and Zoning Map.

Applicant Comments
There were no comments from the Applicant.

Written Communications
There were no written communications.

Public Input
Mayor Patino opened the Public Hearing at 7:22 p.m., and hearing no requests to speak, immediately closed the Public Hearing.

Council discussion
Councilmember Boysen asked for more information regarding changing the General Plan Land Use Policy Map designation from Freeway Service to Community Commercial.

Director of Community Development Appel responded that there were two reasons the applicant requested doing so. Freeway Service would have a height restriction of 35 feet. Also, Freeway Service has restrictions regarding gas stations and restaurants, with no allowance for retail. Community Commercial would allow greater building heights and retail on the site.

Mayor Patino expressed concern over rush hour traffic at the intersection of Broadway and Preisker.

Director of Public Works Kahn responded that an additional right-turn only lane will be added to Broadway, which will create two right-turn only lanes, taking traffic directly to Preisker and out of the line of traffic that continues straight on Broadway.

Resolution No. 2016-50 was adopted approving a Mitigated Negative Declaration for the Preisker Commercial Center Project (GPZ2015-0004), northwest corner of North Broadway and Preisker Lane, on motion by Councilmember Waterfield, seconded by Councilmember Orach, and carried on the following vote: 4-0-1

AYES:	Councilmembers Boysen, Orach, Waterfield, and Mayor Patino
NOES:	None
ABSENT:	Councilmember Zuniga
ABSTAIN:	None

Resolution No. 2016-50 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING A MITIGATED NEGATIVE DECLARATION FOR THE PREISKER COMMERCIAL CENTER PROJECT (GPZ2015-0004), NORTHWEST CORNER OF NORTH BROADWAY AND PREISKER LANE.

Resolution No. 2016-51 was adopted approving an amendment to the General Plan Land Use Policy Map FROM FS (Freeway Service) TO CC (Community Commercial) for a 5.0 acre site located at the

northwest corner of North Broadway and Preisker Lane, on motion by Councilmember Waterfield, seconded by Councilmember Orach, and carried on the following vote: 4-0-1

AYES: Councilmembers Boysen, Orach, Waterfield, and Mayor Patino
NOES: None
ABSENT: Councilmember Zuniga
ABSTAIN: None

Resolution No. 2016-51 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING THE GENERAL PLAN LAND USE MAP AMENDMENT FOR THE PREISKER COMMERCIAL CENTER PROJECT (GPZ2015-0004), NORTHWEST CORNER OF BROADWAY AND PREISKER LANE.

Ordinance No. 2016-09 was introduced for first reading, and continued to the next meeting for second reading and adoption, amending the Zoning Map for 5.0 acres FROM FS (Freeway Service) TO PD-f/C-2 (Planned Development/Freeway Tower/General Commercial) zoning district, on motion by Councilmember Waterfield, seconded by Councilmember Orach, and carried on the following vote: 4-0-1

AYES: Councilmembers Boysen, Orach, Waterfield, and Mayor Patino
NOES: None
ABSENT: Councilmember Zuniga
ABSTAIN: None

Ordinance No. 2016-09 introduced. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, AMENDING THE OFFICIAL ZONING MAP FOR THE PREISKER COMMERCIAL CENTER PROJECT (GPZ2015-0004), NORTHWEST CORNER OF NORTH BROADWAY AND PREISKER LANE.

5. CALCULATION OF SUBDIVISION IN-LIEU FEES. Recreation and Parks Director Posada gave a presentation as detailed in the Council Agenda Report. In the Fall of 2015, the Director of Public Works and Director of Recreation and Parks presented the Growth Mitigation Impact Fees Program removing the Subdivision In-Lieu (or Quimby Act) Fees and making them independent fees. In prior years, these fees have been brought before Council with a January 10th deadline. Staff is requesting removal of a specified date and instead, consider a rolling 12-month period for approvals. Staff obtained a Citywide appraisal in December and was prepared to bring the information before Council for review to adopt an appropriate resolution establishing in-lieu fees per acre.

Written communications
There were no written communications.

Mayor Patino opened the Public Hearing at 7:29 p.m., and hearing no requests to speak immediately closed the Public Hearing.

Council discussion
There was no discussion by the City Council.

Ordinance No. 2016-10 was introduced for first reading, and continued to the next meeting for second reading and adoption, amending Santa Maria Municipal Code Section 11-9.05(d)(2) concerning the timing for setting the fair market value of acreage for purposes of calculating the subdivision in-lieu fee, on motion by Councilmember Boysen, seconded by Councilmember Orach, and carried on the following vote: 4-0-1

AYES: Councilmembers Boysen, Orach, Waterfield, and Mayor Patino
NOES: None
ABSENT: Councilmember Zuniga
ABSTAIN: None

Ordinance No. 2016-10 adopted. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, AMENDING SECTION 11-9.05(d)(2) OF THE SANTA MARIA MUNICIPAL CODE REGARDING SETTING OF THE FAIR MARKET VALUE OF ACREAGE FOR CALCULATING THE SUBDIVISION IN-LIEU FEE.

REPORT BY CITY MANAGER:
City Manager Haydon reported the next City Council meeting would be on May 17, 2016, and would include approval of the 2016-17 Final Action Plan for CDBG Allocations; the second readings of the

North Preisker/Broadway Point and Subdivision In-lieu items from this evening; consideration of the Measure "A" Program of Projects; a SMAT and Transportation Development Act item; two Public Hearings – one regarding the Westgate Senior Housing Project and General Plan Amendment requested by the Towbes Group; and one for approval of the 2015 Urban Water Management Plan Update; and three regular business items regarding the US 101 monument sign at the Broadway interchange, a Transit Rules of Conduct amendment to the Municipal Code, and the Third Quarter Financial Report.

ORAL REPORTS OF COUNCILMEMBERS AND OFFICERS (INCLUDING AB1234 REPORTS):
Councilmember Waterfield reported that she spoke on the Ben Heighes Radio Show; attended a Family Services Agency Community Reception; attended the Special Planning Commission Meeting; attended a Fire Department's Badge Pinning; and gave the opening remarks at a Comcast Cares painting and clean-up project at a local school.

Councilmember Waterfield also asked Community Development Director Appel the status of the rebuilding of the Town Center Inn.

Director of Community Development Appel responded that staff had spoken with the owner last month and he was still trying to find financing.

Councilmember Orach reported that he attended the One Action Community meeting and the Fire Department's Badge Pinning. He also thanked the Santa Maria Times for publishing recent articles on the City.

Councilmember Boysen reported that he attended the Central Coast Water Authority monthly Board of Directors meeting. He also invited everyone to attend the upcoming Good Samaritan Shelter "Friendraiser" on Thursday, May 12th from 4:30 – 6:30 p.m. in Orcutt.

Councilmember Boysen asked Community Development Director Appel to report briefly on the number of housing unit permits the Department issued over the last few years.

Community Development Director Appel stated that in 2009, the City issued permits for two new homes. In 2010, six homes were permitted. In 2015, 1,129 housing units were permitted.

Mayor Patino reported that she provided welcoming remarks at the Vandenberg Small Business Outreach Event; attended the SBCAG monthly Board Meeting; participated in a legislative webinar briefing on priority bills that impact local government; attended the Santa Maria Veterans Treatment Court Commencement Ceremony; and judged the Downtown Friday booths. She also attended the Elks Queen Kick-Off Dinner and Auction; visited Pacific Christian School; attended a Rotary Meeting; attended a meeting with the California Women for Agriculture meeting; attended an Open House and Ribbon Cutting for La Revista Okey Magazine; attended the One Community Action Meeting at Minami Center; attended a State Route 166 Safety Task Force meeting; attended a fundraiser for CALM; participated in the north county CADA Advisory Committee Meeting; attended the Fire Department Badge Pinning; and spoke on the Ben Heighes Radio Show.

ADJOURNMENT:
There being no further business before the City Council, Mayor Patino declared the City Council meeting adjourned at 7:43 p.m.

APPROVED:

May 17, 2016
Date

Rhonda M. Garietz, CMC
Chief Deputy City Clerk and ex officio Clerk of the City Council

Alice M. Patino
Mayor of the City of Santa Maria

ATTEST:

Rhonda M. Garietz, CMC
Chief Deputy City Clerk